HISTORIC RESOURCES ASSESSMENT

THE BARN GROUP AND UNIVERSITY COTTAGE
UNIVERSITY OF CALIFORNIA, RIVERSIDE
CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA

LSA

April 2010
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CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA

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LSA Project No. UCR1001

LSA

April 2010
EXECUTIVE SUMMARY

LSA Associates, Inc. (LSA) conducted a historic resources assessment for the Barn Group and University Cottage located on the University of California, Riverside (UCR) campus in the City of Riverside, Riverside County, California. The assessment included a review of previous reports, archival research, a field survey, and this report. The project area is currently developed with the Barn Group (the Barn, the Barn Theater, and the Barn Stable; 33-7877), the University Cottage (33-7878), and two sheds. UCR, as Lead Agency for the project, required this study in support of both the project planning and design process and the environmental review process to comply with the California Environmental Quality Act (CEQA).

The purpose of the study is to provide UCR with the necessary information and analysis to determine whether the proposed project would cause substantial adverse changes to any historical resources that may exist in or around the project area, as mandated by CEQA. In addition, UCR will utilize the historic resources assessment to inform the planning and design of the Barn Project. In order to identify and evaluate such resources, LSA conducted historical background research and carried out an intensive-level field survey.

Through the various avenues of research, this study did not encounter any “historical resources,” as defined by CEQA, within the project area. Therefore, LSA recommends to UCR a finding of No Impact regarding cultural resources. No further cultural resources investigation and no mitigation measures are recommended for the project unless development plans undergo such changes as to include areas not covered by this study. However, because the buildings are associated with the earliest history of campus, specifically the Citrus Experiment Station, and over time have become an integral part of campus life, it is recommended that they be given special consideration in project planning and design. This could include keeping the buildings together as a group and preserving the rustic feel of the buildings by retaining features that contribute to their historic character. Some of these features include the exterior board-and-batten style siding (Barn Group), barn-style doors, the decorative details on the north and south ends of the Barn, historic-period windows, the horizontal wood siding (University Cottage), and the cottage’s arched entry area.

If buried cultural materials are encountered during earthmoving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

In the event human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be Native American, the County Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD will have the opportunity to offer recommendations for the disposition of the remains.
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INTRODUCTION

In March and April 2010, at the request of the University of California at Riverside (UCR), LSA performed a historic resources study on the Barn Group and University Cottage located on the UCR campus in Riverside, Riverside County, California (Figures 1 and 2). The project area is located on the north and west sides of West Campus Drive generally in the center of the campus as a whole, but in the southwestern section of the main campus buildings. It is depicted on the United States Geological Survey (USGS) Riverside East, California 7.5-minute topographic quadrangle map in Township 2 South, Range 4 West, Section 29, San Bernardino Baseline and Meridian. UCR, as Lead Agency for the project, required the study in compliance with CEQA PRC § 21000, et seq.

LSA performed the present study to provide UCR with the necessary information and analysis to determine whether the proposed project would cause substantial adverse changes to any historical resources that may exist in or around the project area, as mandated by CEQA. In order to identify and evaluate such resources, LSA conducted historical background research and carried out intensive-level field surveys. This report is a complete account of the methods, results, and final conclusion of the study.
FIGURE 1

The Barn Group and University Cottage
Regional and Project Location

SOURCE: USGS 7.5’ Quads: Riverside East (80), CA; Thomas Bros., 2009
l:\UCR1001\Reports\Cultural\fig1_Reg_Loc.mxd (04/27/10)
FIGURE 2

The Barn Group and University Cottage
METHODS

ARCHIVAL RESEARCH

LSA reviewed previous reports that addressed the project area and completed archival research during the months of March and April 2010. Research methodology focused on the review of a variety of primary and secondary source materials relating to the history and development of the project area. Sources included, but were not limited to, online sources, published literature in local and regional history, news articles, historic aerial photographs, historic maps, and oral interviews. Primary historical themes included the property’s association with the Citrus Experiment Station and the UCR campus.

Some of the repositories and individuals contacted for this project are provided below. A complete list of all references is included at the end of this report.

- UCR libraries, including the UCR map collection;
- Highlander (campus newspaper) archives;
- UCR website, oral histories;
- UCR/California Museum of Photography (phone);
- Jim Brown, UCR Strategic Communications Office (email correspondence March 19 and 23, 2010);
- Josh Le Vesque, Barn Manager (email correspondence March 19 and 23, 2010);
- City of Riverside Public Library;
- City of Riverside, Public Works Department, Subdivision Maps; and
- Los Angeles Times archives (Los Angeles Public Library website).

FIELD SURVEY

On April 1, 2010, LSA architectural historian Casey Tibbet conducted the intensive-level field survey of the project area. During the survey, Ms. Tibbet took photographs of the exteriors of each of the buildings, as well as overview shots. In addition, she made detailed notations regarding the structural and architectural characteristics and current conditions of the buildings and their associated features.
RESULTS

ARCHIVAL RESEARCH

The history of the buildings in the project area has been thoroughly documented in the following previous reports: Historical Resources Inventory, The Barn Theatre and the Barn Group, Located on the Campus of the University of California, Riverside, City of Riverside, Riverside County, California by Bai Tang (1993); Cultural Resources Technical Report: UCR Long Range Development Plan by Bruce Love, Bai Tang, Michael Hogan, and Mariam Dahdul of CRM TECH (2002); and University of California, Riverside Barn Area Study, by UCR and Nakada + Associates (2009). This report is based primarily on information provided in those reports, but also includes information obtained from additional research conducted as part of this study.

The Citrus Experiment Station, precursor to the UCR campus, was initially established at the base of nearby Mount Rubidoux in 1906. In 1917, most of its operations were moved to UCR’s present location, officially reopening in 1918 (Love et al. 2002). The Barn Group (33-7877)—originally consisting of a horse stable, an office/carpenter shop, a hay barn, and two wagon sheds—was located about a quarter of a mile from the Station’s main buildings: the Laboratory Building and the director’s and superintendent’s residences. Together, these structures served as the operational center of the Station’s agricultural activities (Tang 1993). The Barn Group was designed by Los Angeles architects Lester H. Hibbard and H.B. Cody, who designed the Horticulture Building and Irrigation Building of the Citrus Experiment Station located elsewhere on campus. Today, the Barn Group consists of only the horse stable (which was converted into the Barn dining hall), wagon shed No. 1 (now the Barn Theater), and wagon shed No.2 (the Barn Stable), all of which have undergone major changes in function as well as appearance. The office/carpenter shop and the hay barn are no longer in existence.

Three other buildings by Hibbard and Cody were built a few dozen feet from the Barn Group. Only one of these buildings still remains at this location; the other two have been moved to another part of the campus. Labeled “Teamster’s Cottage” in the 1916 blueprints provided by UCR, this small cottage, now called the “University Cottage,” (33-7878) has largely retained its architectural integrity despite functioning as a variety of offices since the dedication of the campus in 1954 (Hibbard & Cody 1916; Tang 1993). It is currently unused except perhaps as a storage facility and is considerably more intact than the Barn dining hall, the Barn Theater, and the Barn Stable.

Starting in 1954, the three remaining structures of the Barn Group experienced heavy alterations with their “gradual conversion into the current function as campus activity facilities” (Tang 1993). After the dedication of the new UCR campus, the horse stable, originally rectangular in shape and open on the west, was converted into a cafeteria between 1954 and 1955. The alterations included replacing the original corrugated iron roof with composition shingles, fully enclosing the structure, and adding a small wing on its western side. By the 1960s, the Barn became a prominent entertainment venue for the Riverside community, as well as a dining hall and hub for campus activities (Nakada et al. 2009). In 1964, after adding sound and a stage, Bob Dylan reportedly played a show at the Barn (Celaya 2009); however, just six years later in 1970, the structure was destroyed in a fire and was completely rebuilt in 1971 (Tang 1993). Blueprints from 1985 confirm the presence of a performance stage in the
new dining hall (Dougherty & Dougherty 1987). The Barn continues to be a center for food, entertainment, and after-hours leisure for the UCR community.

The current Barn Theater also shows signs of alterations. The 1916 blueprint shows the structure, wagon shed No. 1, open on both sides to allow for wagon access. A 1931 plot plan has it labeled as a “fertilizer shed” and then a “shop” in 1956. At an unknown time, the shed was enclosed with wooden walls and sliding doors. In 1972, the former wagon shed was assigned to the University’s Theater Facilities Unit as a theater workshop and “subsequently went through extensive remodeling to adapt to the new role,” altering its appearance significantly (Tang 1993). “The building was moved to its current location in 1999 from a site just north of its present location to accommodate the construction of the Humanities Social Sciences Building. During this move, it was placed on a new concrete foundation” (Nakada et al. 2009). It now serves as a classroom and practice area for performing arts classes at UCR, including Taiko (Japanese drumming) and Ballet Folklorico.

The second wagon shed, nearly identical to the first, retained much more of its original look than the other two structures after remodeling. Its function over the years, according to the 1931 and 1956 plot plans were “garage shop” or simply “shop” before being renamed the “Barn Stable” (Tang 1993). As in the case of the Barn Theater, it is not clear when this structure was enclosed with walls and sliding doors. A small shed extension has been added to the north end of the stable but this appears to be the only other alteration that the Barn Stable has undergone over the years. It is currently being used as storage space for such things as special event tables and chairs (Nakada et al. 2009).

The University Cottage along with the Barn, the Barn Theater, and the Barn Stable, are some of the oldest standing structures on the UCR campus and some of the earliest completed buildings from the Citrus Experiment Station site.

FIELD SURVEY
During the field survey, the architectural features of the Barn, the Barn Theater, the Barn Stable, and University Cottage, as well as two nearby sheds, were all carefully examined and photographed. Following is a brief description of each.

University Cottage (33-7878)
This building rests on a concrete foundation and is surmounted by a moderately-pitched cross-gable roof sheathed with composition shingles (Figures 3 and 4). It has relatively narrow eaves and triangular vents below the gable peaks. The exterior wall cladding consists primarily of horizontal boards, but there is a small stucco addition on the south elevation. The north-facing façade features an arcade entry with three arches, a west-facing door, three-over-three wood-framed windows, and a shed-roof porch. A handicapped accessible ramp has been added to the west end of the façade. The south, west, and east elevations have three-over-three wood-framed windows. The south elevation also features a small addition where, based on the original 1916 architectural plans, there were originally French doors. A small projecting gable over a raised, covered porch that the 1916 plans showed at the southwest corner of the building has been removed, but the concrete steps remain. A large camphor tree has damaged a small part of the eave on the eastern elevation. Two wood-framed, gable-roofed sheds are located to the southeast of the cottage (Figure 5).
Figure 3: University Cottage, view to the southeast (4/1/2010).

Figure 4: University Cottage, view to the northeast (4/1/2010).
Figure 5: Sheds southeast of University Cottage, view to the southeast (4/1/10).

The Barn (33-7877)

As discussed in the previous section, the Barn dining hall has been extensively altered (Figures 6–8). It has a moderately-pitched cross-gable, composition shingle-clad roof with relatively narrow eaves. The low ventilation monitor, which extends north-south, has been partially sealed (Nakada et al. 2009:16). The exterior wall cladding consists of a combination of horizontal boards and board-and-batten. The north and south elevations feature a decorative element made of wood. On the west elevation, there is a modern addition consisting of a gable-roofed wing. The east elevation has been altered to include several glass doors that open onto a large enclosed outdoor dining area.

Barn Theater (33-7877)

This building was moved to its current location in 1999 to accommodate the new Humanities and Social Sciences Building (Nakada et al. 2009:19; Figures 9–10). It rests on a concrete foundation and is surmounted by a low-pitched gable roof sheathed with composition shingles. The exterior walls are clad with board-and-batten. The north elevation features barn doors, while the west elevation features the main entrance with a handicapped accessible ramp.
Figure 6: South elevation of the Barn, view to the north (4/1/10).
[The modern wing is visible on the left (west) and the outdoor dining area is on the right (east).]

Figure 7: West elevation of the Barn, view to the northeast (4/1/10).
[The modern addition is on the left side of the photograph.]
Figure 8: North elevation of the Barn, view to the southeast (4/1/10).

Figure 9: The Barn Theater west and south elevations, view to the northeast (4/1/10).
This building has a low-pitched gable roof sheathed with corrugated metal (Nakada et al. 2009:20; Figures 11 and 12). The exterior walls are clad with board-and-batten wood siding. The east elevation has large sliding barn doors and the north elevation features a small shed roof addition below the windows. There are multi-paned wood-framed windows in the north elevation. The west elevation is obscured from view by vegetation.

Overall, the Barn Group retains a low to moderate level of integrity. Collectively, alterations include relocation, additions, and at least partial reconstruction. The University Cottage retains a higher degree of integrity, but it too has sustained alterations, most notably the addition to the south elevation that resulted in the removal of original features.
Figure 11: East elevation of the Barn Stable, view to the west (4/1/10).

Figure 12: North and east elevations of the Barn Stable, view to the southwest (4/1/10).
SIGNIFICANCE EVALUATION

Based on the research results discussed above, the following sections present the historical significance evaluations of the six bungalows and related features and the conclusions regarding whether they qualify as “historical resources” as defined by CEQA.

DEFINITIONS

CEQA (PRC Chapter 2.6, Section 21083.2 and CCR Title 14, Chapter 3, Article 5, Section 15064.5) calls for the evaluation and recordation of historical resources. The criteria for determining the significance of impacts to historical resources are based on Section 15064.5 of the CEQA Guidelines and Guidelines for the Nomination of Properties to the California Register of Historical Resources (California Register). Properties eligible for listing in the California Register and subject to review under CEQA are those meeting the criteria for listing in the California Register, National Register of Historic Places (National Register), or designation under a local ordinance.

California Register of Historical Resources

The California Register criteria are based on National Register criteria. For a property to be eligible for inclusion in the California Register, one or more of the following criteria must be met:

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the Nation.

In addition to meeting one or more of the above criteria, the California Register requires that sufficient time has passed since a resource’s period of significance to “obtain a scholarly perspective on the events or individuals associated with the resource.” Fifty years is used as a general estimate of time needed to develop the perspective to understand the resource’s significance (CCR 4852 [d][2]).

The California Register also requires that a resource possess integrity, which is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance” (California Office of Historic Preservation 1999:2). To retain integrity, a resource should have its original location, design, setting, materials, workmanship, feeling, and association. Which of these factors is most important depends on the particular criterion under which the resource is considered eligible for listing (California Office of Historic Preservation 1999).
EVALUATION

University Cottage (33-7878) and the Barn Group (33-7877), consisting of the Barn, the Barn Theater, and the Barn Stable, have been well-documented by several previous reports. In summary, these buildings are some of the oldest structures on the UCR campus and were originally associated with the Citrus Experiment Station. They date to around 1916 and over the past nearly 100 years have sustained a variety of alterations including relocation, additions, remodeling, and at least partial reconstruction. Today, the Barn Group retains a low to moderate level of integrity, while the University Cottage retains a higher degree of integrity.

Under Criteria 1 and 2, these buildings were originally associated with the Citrus Experiment Station, which played an important role in agricultural research and the eventual development of the UCR campus. However, alterations to the buildings and drastic changes to the setting since the time of the Citrus Experiment Station have severely compromised the historic integrity of the buildings and their ability to convey their association with important events or persons in history. Under Criterion 3, the buildings are associated with notable architects Hibbard and Cody; however, they have sustained alterations and are not distinguished examples of their work. Further, they do not possess distinctive characteristics of a type, period, region, or method or construction or possesses high artistic value. Under Criterion 4, they do not appear to have the potential to yield information important to the prehistory or history of the local area, California, or the Nation.

For these reasons, the Barn Group and University Cottage do not qualify as “historical resources” for the purposes of CEQA. However, they are some of the oldest remaining buildings on the UCR campus and have become integral parts of campus life. The Barn in particular is an important entertainment venue and focal point of social activity on campus. Therefore, the Barn Group and University Cottage warrant special consideration in campus planning.
RECOMMENDATIONS

The foregoing report has provided background information on the project area, outlined the methods used in the current study, and presented the results of the various avenues of research. Throughout the course of the study, no “historical resources,” as defined by CEQA, were encountered within or adjacent to the project area. Therefore, UCR may reach a finding of No Impact regarding cultural resources. No mitigation measures are recommended for cultural resources.

Although no mitigation measures are required, because the buildings are associated with the earliest history of campus, specifically the Citrus Experiment Station, and over time have become an integral part of campus life, it is recommended that they be given special consideration in campus planning and design. This could include keeping the buildings together as a group and preserving the rustic feel of the buildings by retaining features that contribute to their historic character. Some of these features include the exterior board-and-batten style siding (Barn Group), the horizontal wood siding (University Cottage), the decorative details on the north and south ends of the barn, barn style doors, historic-period windows, and the cottage’s arched entry area. Many of these ideas appear to have been incorporated into the current plans for these buildings.

In the event that archaeological materials are encountered during construction, all construction work should be halted and a qualified archaeologist consulted to determine the appropriate treatment of the discovery (California Code of Regulations, Title 14, Chapter 3, Section 15064.5(f)).

In the event human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be Native American, the County Coroner will notify the NAHC, which will determine and notify an MLD. With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD will have the opportunity to offer recommendations for the disposition of the remains.
REFERENCES

Aerial Photographs
1938, 1953 Provided by GeoSearch from the ASCS collection.
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California Office of Historic Preservation
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Celaya, Diego

EIP Associates

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Hibbard, Lester H., and H.B. Cody
1916 Cottages and Dependencies, Citrus Experiment Station Elevations and Blueprints. On file at the University of California, Riverside.

Love, Bruce, B. Tom Tang, Michael Hogan, and Mariam Dahdul

Michelson, Alan

2009 University of California Riverside Barn Area Study. Provided by the University of California, Riverside, Office of Design and Construction.
Tang, B. Tom
1993 Historical Resources Inventory, The Barn Theatre and the Barn Group, Located on the Campus of the University of California, Riverside, City of Riverside, Riverside County, California. Provided by the University of California, Riverside, Office of Design and Construction.

United States Geological Survey (USGS)
APPENDIX A

DEPARTMENT OF PARKS AND RECREATION (DPR) 523 FORMS
P1. **Other Identifier:** the Barn, the Barn Theater, and the Barn Stable

*P2. **Location:** ☑ Not for Publication ☑ Unrestricted *a. County: Riverside and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Riverside East, CA Date: 1980

c. Address: UC Riverside

d. UTM: Zone: 11; mE/mN (G.P.S.)

e. **Other Locational Data:** (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Located northeast of the 60/215 freeway, on the east and north sides of West Campus Drive, southwest of the Carillon tower

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Barn Group consists of the Barn, the Barn Theater, and the Barn Stable, which are grouped together on the east and north sides of West Campus Drive south of the Humanities and Social Sciences Building. Each of the buildings has been altered to some extent and the Barn Theater was recently moved to its current location.

The Barn, which is currently used as a dining and entertainment facility, has a moderately-pitched cross-gable roof with relatively narrow eaves. The low ventilation monitor, which extends north-south, has been partially sealed (Nakada et al. 2009:16). The exterior wall cladding consists of a combination of horizontal boards and board-and-batten wood siding. The north and south elevations feature a decorative element made of wood. On the west elevation, there is a modern addition consisting of a gable-roofed wing. The east elevation has been altered to include several glass doors that open onto a large enclosed outdoor dining area. At least a portion of the building was reconstructed after having been damaged in a fire.

The Barn Theater was moved to its current location in 1999 to accommodate the new Humanities and Social Sciences Building (Nakada et al. 2009:19). It rests on a concrete foundation and is surmounted by a low-pitched gable roof sheathed with composition shingles. The exterior walls are clad with board-and-batten. The north elevation features barn doors, while the west elevation features the main entrance with a handicapped accessible ramp. This building is used for classes.

The Barn Stable has a low-pitched gable roof sheathed with corrugated metal (Nakada et al. 2009:20). The exterior walls are clad with board-and-batten wood siding. The east elevation has large sliding barn doors and the north elevation features a small shed roof addition below the windows. There are multi-paned wood-framed windows in the north elevation. The west elevation is obscured from view by vegetation. This building is used for storage.

*P3b. **Resource Attributes:** (List attributes and codes) HP6; HP15; HP4

*P4. **Resources Present:** ☑ Building ☑ Structure ☑ Object ☑ Site ☑ District ☑ Element of District ☑ Other (Isolates, etc.)

*P5a. **Photo or Drawing:** (Photo required for buildings, structures, and objects.)

*P5b. **Description of Photo:** (View, date, accession #) Overview of the Barn Group, view to the north

*P6. **Date Constructed/Age and Sources:** ☑ Historic ☑ Prehistoric ☑ Both 1916

*P7. **Owner and Address:**

University of California, Riverside

*P8. **Recorded by:** (Name, affiliation, and address)

Casey Tibbet, M.A.
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, CA 92507

*P9. **Date Recorded:**

April 1, 2010

*P10. **Survey Type:** (Describe): Intensive-level CEQA compliance

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") Historic Resources Assessment, The Barn Group and University Cottage, University of California, Riverside, City of Riverside, Riverside County, California, April 2010. Prepared by Tibbet and Bechtel.

*Attachments: [] NONE [] Location Map [] Sketch Map [] Continuation Sheet [] Building, Structure, and Object Record [] Archaeological Record [] District Record [] Linear Feature Record [] Milling Station Record [] Rock Art Record [] Artifact Record [] Photograph Record [] Other (List):
**Historical Background.** The Barn Group was originally part of the Citrus Experiment Station. Precursor to the University of California, Riverside (UCR) campus, the Citrus Experiment Station was initially established at the base of nearby Mount Rubidoux in 1906. In 1917, most of its operations were moved to UCR’s present location, officially reopening in 1918 (Love et al. 2002). The Barn Group, originally consisting of a horse stable, an office/carpenter shop, a hay barn, and two (See Continuation Sheet)

**B11. Additional Resource Attributes:** (List attributes and codes)

**B12. References:**

Celaya, Diego

Dougherty & Dougherty: Architecture, Planning, Interior Design
1987 University of California, Riverside, Alterations to Barn: Demolition and Floor Plan. On file at the University of California, Riverside

Love, Bruce, B. Tom Tang, Michael Hogan, and Mariam Dahdul

2009 University of California Riverside Barn Area Study. Provided by the University of California, Riverside, Office of Design and Construction.

Tang, B. Tom
1993 Historical Resources Inventory, The Barn Theatre and the Barn Group, Located on the Campus of the University of California, Riverside, City of Riverside, Riverside County, California. Provided by the University of California, Riverside, Office of Design and Construction.

**B13. Remarks:**

**B14. Evaluator:** Casey Tibbet, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

**Date of Evaluation:** April 2010
P5a. Photo or Drawing (Continued from page 1)

- South elevation of the Barn, view to the north (4/1/10).
- West elevation of the Barn, view to the northeast (4/1/10).
- North elevation of the Barn, view to the southeast (4/1/10).
- Barn Theater north and west elevations, view to the east-southeast (4/1/10).
- East elevation of the Barn Stable, view to the west (4/1/10).
played an important role in agricultural research and the eventual development of the UCR campus. However, alterations to the earliest completed buildings from the Citrus Experiment Station site. Today they remain an integral part of campus life.

Significance Evaluation

Under Criteria 1 and 2, these buildings were originally associated with the Citrus Experiment Station, which played an important role in agricultural research and the eventual development of the UCR campus. However, alterations to the buildings and drastic changes to the setting since the time of the Citrus Experiment Station have severely compromised the historic integrity of the buildings and their ability to convey their association with important events or persons in history. Under Criterion 3, the buildings are associated with notable architects Hibbard and Cody; however, they have sustained alterations and are not distinguished examples of their work. Further, they do not possess distinctive characteristics of a type, period, region, or method or construction or possesses high artistic value. Under Criterion 4, they do not appear to have the potential to yield information important to the prehistory or history of the local area, California, or the Nation.

For these reasons, the Barn, the Barn Theater, and the Barn Stable (collectively the Barn Group) do not qualify as “historical resources” for the purposes of CEQA. However, they are some of the oldest remaining buildings on the UCR campus and have become integral parts of campus life. The Barn in particular is an important entertainment venue and focal point of social activity on campus. Therefore, the Barn Group warrants special consideration in campus planning.

Therefore, the Barn Group warrants special consideration in campus planning.
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRINCIPAL RECORD

Other Listings
Review Code
Reviewer
Date

Resource Name or #: University Cottage

P1. Other Identifier: Teamster’s Cottage

*P2. Location: ☐ Not for Publication ☑ Unrestricted *a. County: Riverside and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5’ Quad: Riverside East, CA Date: 1980 T2S; R4W Sec 29; S.B.B.M.

c. Address: UC Riverside City: Riverside Zip: 92521

d. UTM: Zone: 11; mE/mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Located northeast of the 60/215 freeway on the south side of West Campus Drive across the street from the Barn Group

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This building rests on a concrete foundation and is surmounted by a moderately-pitched cross-gable roof sheathed with composition shingles. It has relatively narrow eaves and triangular vents below the gable peaks. The exterior wall cladding consists primarily of horizontal boards, but there is a small stucco addition on the south elevation. The north-facing façade features an arcade entry with three arches, a west-facing door, three-over-three wood-framed windows, and a shed-roof porch. A handicapped accessible ramp has been added to the west end of the façade. The south, west, and east elevations have three-over-three wood-framed windows. The south elevation also features a small addition where, based on the original 1916 architectural plans, there were originally French doors. A small projecting gable over a raised, covered porch that the 1916 plans showed at the southwest corner of the building has been removed, but the concrete steps remain. A large camphor tree has damaged a small part of the eave on the eastern elevation. Two wood-framed, gable-roofed sheds are located to the southeast of the cottage.

*P3b. Resource Attributes: (List attributes and codes) HP2

*P4. Resources Present: ☑ Building ☑ Structure ☑ Object ☑ Site ☑ District ☑ Element of District ☑ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

*P5b. Description of Photo: (View, date, accession #) View to the southeast (4/1/10)

*P6. Date Constructed/Age and Sources: ☑ Historic ☑ Prehistoric ☑ Both 1916 (blueprints)

*P7. Owner and Address: University of California, Riverside

*P8. Recorded by: (Name, affiliation, and address) Casey Tibbet, M.A. LSA Associates, Inc. 1500 Iowa Avenue, Suite 200 Riverside, CA 92507

*P9. Date Recorded: April 1, 2010

*P10. Survey Type: (Describe) Intensive-level CEQA compliance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Historic Resources Assessment, The Barn Group and University Cottage, University of California, Riverside, City of Riverside, Riverside County, California, April 2010. Prepared by Tibbet and Bechtel.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record ☑ Archaeological Record ☑ District Record ☑ Linear Feature Record ☑ Milling Station Record ☑ Rock Art Record ☑ Artifact Record ☑ Photograph Record ☑ Other (List):
## History Background

The Citrus Experiment Station, precursor to the University of California, Riverside (UCR) campus, was initially established at the base of nearby Mount Rubidoux in 1906. In 1917, most of its operations were moved to UCR's present location, officially reopening in 1918 (Love et al. 2002). The Barn Group (33-7877), currently located across West Campus Drive just north of University Cottage, was located about a quarter of a mile from the Station’s main buildings: the Laboratory Building and the director's and superintendent's residences. Together, these structures served as the operational center of the Station's agricultural activities (Tang 1993). The Barn Group was designed by Los Angeles architects Lester H. Hibbard and H.B. Cody, who designed the Horticulture Building and Irrigation Building of the Citrus Experiment Station located.

## Additional Resource Attributes

### References

- Love, Bruce, B. Tom Tang, Michael Hogan, and Mariam Dahdul
- Hibbard, Lester H., and H.B. Cody
  1916 Cottages and Dependencies, Citrus Experiment Station Elevations and Blueprints. On file at the University of California, Riverside.
- Tang, B. Tom
  1993 Historical Resources Inventory, The Barn Theatre and the Barn Group, Located on the Campus of the University of California, Riverside, City of Riverside, Riverside County, California. Provided by the University of California, Riverside, Office of Design and Construction.

### Remarks

*Evaluator: Casey Tibbet, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

*Date of Evaluation: April 2010
elsewhere on campus. Today, the Barn Group consists of only the horse stable (which was converted into the Barn dining hall), wagon shed No. 1 (now the Barn Theater), and wagon shed No. 2 (the Barn Stable), all of which have undergone major changes in function as well as appearance. The office/carpenter shop and the hay barn are no longer in existence.

Three other buildings by Hibbard and Cody were built a few dozen feet from the Barn Group. Only one of these buildings still remains at this location, the other two having been moved to another part of the campus. Labeled “Teamster’s Cottage” in the 1916 blueprints provided by UCR, this small cottage, now called the “University Cottage,” has largely retained its architectural integrity despite functioning as a variety of offices since the dedication of the campus in 1954 (Hibbard & Cody 1916; Tang 1993).

The University Cottage, along with the Barn Group, is one of the oldest standing buildings on the UCR campus and one of the earliest completed buildings from the Citrus Experiment Station site.

Significance Evaluation. Under Criteria 1 and 2, this building was originally associated with the Citrus Experiment Station, which played an important role in agricultural research and the eventual development of the UCR campus. However, alterations to the building and drastic changes to the setting since the time of the Citrus Experiment Station have severely compromised the historic integrity of the building and its ability to convey its association with important events or persons in history. Under Criterion 3, the building is associated with notable architects Hibbard and Cody; however, it has sustained alterations and is not a distinguished example of their work. Further, it does not possess distinctive characteristics of a type, period, region, or method of construction or possess high artistic value. Under Criterion 4, it does not appear to have the potential to yield information important to the prehistory or history of the local area, California, or the Nation.

For these reasons, the University Cottage does not qualify as a “historical resource” for the purposes of CEQA. However, it is one of the oldest remaining buildings on the UCR campus and has become an integral part of the campus and established visual feature. Therefore, it warrants special consideration in campus planning.
ADDENDUM #1

June 1, 2010
June 1, 2010

TO: TRICIA THRASHER  
Principal Environmental Project Manager  
UCR Office of Design & Construction

RE: BARN – HISTORIC RESOURCE ASSESSMENT

I have reviewed the Barn Historic Resource Assessment and offer the following corrections and additions.

- While there was a fire in the late 1960’s, only the northern end of the Barn burned down. Years later, this northern end was “shored up” allowing the Barn to reopen as a campus bar and entertainment venue. The bar and kitchen were moved to the southern end and a stage was place on the north end.

- In 1986, the Barn went through a renovation where the north end was pushed out back to the Barn’s original building line. Additionally, the bar was enlarged, the patio expanded, and an opening was made through the west wing addition.

- In 1999, the Barn went through another remodel to its current form, with the construction of a commercial kitchen to support a quality food program along with increasing the size and quality of the east patio.

Thank you for your attention.

Sincerely,

Andy Plumley  
Assistant Vice Chancellor  
Housing, Dining & Residential Services